

4181
1 BILL NO. S-78-09- 05

2 SPECIAL ORDINANCE NO. S- 158-78

3 AN ORDINANCE approving an Agreement to
4 purchase Real Estate from Laura E. Brown
5 for Neighborhood Care, Inc.

6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
7 INDIANA:

8 SECTION 1. That the Agreement to purchase Real Estate dated
9 August 16, 1978, between the City of Fort Wayne, by and through its Mayor
10 and Neighborhood Care, Inc., and Laura E. Brown, for:

11 North $\frac{1}{2}$ Lot 75, Rockhills Second Addition
12 for the total cost of \$8,000.00, all as more particularly set forth in
13 said agreement which is on file in the Office of Neighborhood Care, Inc.,
14 and is by reference incorporated herein, made a part hereof and is hereby
15 in all things ratified, confirmed and approved.

16 SECTION 2. That this Ordinance shall be in full force and effect
17 from and after its passage and approval by the Mayor.

18
19 William T. Zinga
20 Councilman
21
22
23
24

25 APPROVED AS TO FORM
26 AND LEGALITY, _____

27 Mcser
CITY ATTORNEY
28
29
30
31
32

Read the first time in full and on motion by Hinga, seconded by Hunter, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATE: 9-12-78 Charles W. Westerman
CITY CLERK

Read the third time in full and on motion by Hinga, seconded by Stier, and duly adopted, placed on its passage.

PASSED (~~COST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
TOTAL VOTES	<u>9</u>	<u>0</u>	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____	_____
HINGA	<u>✓</u>	_____	_____	_____	_____
HUNTER	<u>✓</u>	_____	_____	_____	_____
MOSES	<u>✓</u>	_____	_____	_____	_____
NUCKOLS	<u>✓</u>	_____	_____	_____	_____
SCHMIDT, D.	<u>✓</u>	_____	_____	_____	_____
SCHMIDT, V.	<u>✓</u>	_____	_____	_____	_____
STIER	<u>✓</u>	_____	_____	_____	_____
TALARICO	_____	_____	_____	_____	_____

DATE: 9-26-78 Charles W. Westerman
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. I-158-78 on the 26th day of September, 1978.
ATTEST: (SEAL) Samuel J. Talarico
Charles W. Westerman CITY CLERK Samuel J. Talarico PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of September, 1978, at the hour of 11:30 o'clock A. M., E.S.T.
Charles W. Westerman
CITY CLERK

Approved and signed by me this 28th day of September, 1978, at the hour of 10 o'clock AM, E.S.T.
Rabat Elmhong
MAYOR

Bill No. S-78-09-05

REPORT OF THE COMMITTEE ON FINANCE

We, your Committee on Finance to whom was referred an Ordinance
approving an Agreement to purchase Real Estate from Laura E. Brown
for Neighborhood Care, Inc.

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance do PASS.

WILLIAM T. HINGA - CHAIRMAN

VIVIAN G. SCHMIDT - VICE CHAIRMAN

JOHN NUCKOLS

PAUL M. BURNS

FREDRICK R. HUNTER

William T. Hinga

Vivian G. Schmidt

John Nuckols

Paul M. Burns

4-26-78
DATE

CONCURRED IN
CHARLES W. WESTERMAN, CITY CLERK

TOM BILL

T. L. Bill Real Estate

REAL ESTATE APPRAISEMENT

FOR

Neighborhood Care
Attn: Harold Lewis

APPRaiser - REALTOR

THOMAS L. BILL

P.O. Box 5375
Fort Wayne, Indiana 46805

(219) 483-2330

PROPERTY IDENTIFICATION

LOCATION:

415 Center St, Ft Wayne, Indiana
Owner: Brown

LEGAL DESCRIPTION:

W $\frac{1}{2}$ Lot 75, Rockhills 2nd Addition
Lot size: 75 x 50

PHYSICAL DESCRIPTION:

Two story frame dwelling containing 1300 sq ft of living area. Currently set up as duplex rental. Down: BR,K,2BR,Bath. Up: BR,K,BR,Bath. Interior is plaster and in fair condition. Exterior is asbestos shingle sided and roof is asphalt shingled. Exterior is fair to good. Constructed on basement foundation. Basement is in poor condition. Approx 60 years of age. A 73 sq ft front porch and 73 sq ft rear porch are included. Property contains no garage. Located on level lot with adequate drainage.

PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property as of this date.

"Market Value" is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used.

OPINION OF VALUE

Appraised Value — Land	\$	1000
Appraised Value — Site Improvements	\$	900
Appraised Value — Improvements	\$	5300
Estimated Market Value	\$	7300

ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character. Existing liens and encumbrances, if any, have been disregarded and the property has been appraised as though free and clear. It is assumed that the legal description furnished us is correct and that the title to the real estate is good and merchantable.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

The fee for this appraisal does not provide compensation for conference or testimony or attendance in court nor shall this appraiser be required to give testimony or to appear in any court by reason of the appraisal without previous arrangements having been made therefor.

CERTIFICATION

I do hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors affecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property. The sole compensation for the employment being a fair professional fee.

APPRaiser

DATE August 4, 1978

Thomas L. Bill

COMMENTS: SITE IMPROVEMENTS AND EXTRAS(DEPRECIATED VALUE)

Site improvements	300
Plumbing	150
Porches	100
Fence	50
Basement	300
	<u>900</u>

ESTIMATED REPLACEMENT COST:

MAIN BUILDING - LIVING AREA	1300	SQ. FT. @ \$	17.35	\$	22605
BASEMENT		SQ. FT. @ \$		\$	
EXTRAS				\$	
ESTIMATED REPLACEMENT COST OF MAIN BUILDING				\$	<u>22605</u>
LESS DEPRECIATION:					
PHYSICAL DEPRECIATION	70	%			
FUNCTIONAL OBSOLESCENCE	1	%			
ECONOMIC OBSOLESCENCE	4	%			
TOTAL DEPRECIATION	75	%			
				\$	17403
DEPRECIATED VALUE - MAIN BUILDING				\$	5002
DEPRECIATED VALUE - GARAGE				\$	none
DEPRECIATED VALUE - SITE IMPROVEMENTS & extras				\$	300
TOTAL DEPRECIATED VALUE - ALL IMPROVEMENTS				\$	<u>5702</u>
LAND VALUE				\$	1000
VALUE BY COST APPROACH				\$	<u>7700</u>
ROUND OFF TO				\$	

MARKET APPROACH TO VALUE

ADDRESS	357 melita	+	-	301 W 35th ST. S.W.	+	-	244 W 4th	+	-
DATE SOLD	4/78		100	2/78		125	4/78		100
LOT SIZE	38x104			25x90			35x141		
STYLE	2st			2st			2st		
CONDITION	Fair		1000	Fair		1500	Fair		
BEDROOMS	3			3			3		
BATHS	2			2			1		100
SF/LA	1800		1000	1750		950	1750		
GARAGE	No			No			1 1/2 car		700
			1050						
TOTAL + or -		\$	+1150		\$	-2500		\$	-300
SALE PRICES OF COMPARABLES		\$	3000		\$	10000		\$	5700
INDICATED VALUE(S)			6150			7675			3000
BY MARKET APPROACH		\$			\$			\$	

CORRELATION OF VALUES INDICATED BY COST AND MARKET APPROACH:

The cost approach indicated a value of \$7700. The market approach indicates a value of \$7300. It is determined that the market approach is the best indicator of value in the problem. Present value is determined to be \$7800.

VALUE CONCLUSION: LAND \$ 1000 IMPROVEMENTS \$ 6800 TOTAL \$ 7800

THOMAS L. BILL
REAL ESTATE APPRAISER
P. O. Box 5375
Fort Wayne, Indiana 46805
(219) 483-2330

PHOTOGRAPHIC VIEWS
415 Center St
Ft Wayne, Indiana

FRONT VIEW
East to West

REAR VIEW
West to East

STREET VIEW
South to North





THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING
division of neighborhood care

Ms. Laura E. Brown
4232 Alpine Dr.
Anderson, Ind. 46014

RE: 415 Center St.

Dear Ms. Brown,

In accordance with statutory requirements, please be advised that Neighborhood Care, Inc. has engaged real estate appraisers to determine fair market value on your property located at 415 Center.

Within the next few weeks, two appraisers will be contacting you in order to arrange an inspection of your property for preparation of their appraisal reports. This action does not constitute an intent to acquire this property.

Please be advised of your rights, either personally or through your designated representative, to accompany these individuals in preparing a fair appraisal.

We would appreciate it if you would extend your fullest cooperation to these individuals and on behalf of Neighborhood Care, Inc., I would like to thank you for your cooperation in this appraisal process.

Sincerely,

Harold Lewis
Real Estate Specialist

HL/ja

APPRAISAL REVIEW SUMMARY SHEET

TYPE OF IMPROVEMENT:

DUPLEX

TWO UNITS

APPRAISERS:

Bill

Albersmeyer

MARKET DATA APPROACH:

COMPARABLES

3

3

VALUE INDICATED

7800

8200

FINAL VALUE ESTIMATE:

LAND

1750

IMPROVEMENTS

6250

TOTAL

8000

The reviewer has averaged the two values of the appraisers. His recommended or suggested purchase price is \$8000.

August 16, 1978
(DATE)

Harold Lewis
Harold Lewis
Real Estate Specialist

LAND ACQUISITION STATEMENT

Your property (s) has been appraised by two independent appraisers to determine a just and reasonable price for acquisition. At that time, you or your designated representative were given the opportunity to accompany each appraiser during his inspection in order that all facts may be known for preparation of fair appraisals.

Neighborhood Care, Inc. will make every reasonable effort to acquire real property quickly and by negotiated sale. Just compensation for all property interests acquired shall be paid and acquisition activities shall be conducted in a manner that minimizes hardships to owners and tenants. All owners and tenants can be assured of consistent treatment.

Just compensation for each property is determined by Neighborhood Care, Inc. and is established by the average of the two appraisals. The amount of just compensation that will be offered to you at the time of acquisition and confirmed in writing, will not be less than approved appraisal of the fair market value.

If you, as owner, feel that Neighborhood Care Inc.'s offer does not represent the true value of your property, you can refuse to accept it. It will then be your responsibility to present evidence that there should be a change in the offering price.

Any outstanding loans and liens on the property must be paid prior to or at the time of settlement. Our representative will discuss these arrangements with you at the time of negotiations.

If you should have any questions regarding these or any other matters, please feel free to contact Neighborhood Care, Inc., 8th Floor, City/County Building or call 423-7431. The office is open from 7:30 A.M. to 4:30 P.M., Monday through Friday, during the summer months and reverting back to 8:00 A.M. to 5:00 P.M. in September.



THE CITY OF FORT WAYNE

COMMUNITY DEVELOPMENT & PLANNING
division of neighborhood care

August 16, 1978

Laura E. Brown
4232 Alpine Dr.
Anderson, Indiana 46014

Dear Ms. Brown,

This is to confirm our meeting on 8-8-78 in regards to your property at 415 Center St., which we intend to acquire.

Neighborhood Care, Inc. wishes to purchase the above mentioned property for a sum of \$8000.

Your attention is directed to the fact that Neighborhood Care, Inc. has made a most conscientious effort to establish the fair market value of the property. To do this, two separate and independent appraisals have been made by highly qualified appraisers. Each appraisal report has been carefully reviewed and the property inspected by members of Neighborhood Care, after which, a price was then established in accordance with state statutes by taking the average of the two appraisals. Enclosed, for your information, is a summary statement of the basis for the amount established as just compensation for your property.

Only after all these steps have been taken, can we offer a purchase price to you or any other property owner. In carrying out this project, it is the policy of Neighborhood Care, Inc. to make a direct offer of the maximum approved price to every property owner without preliminary negotiations or any sort of bargaining. This policy is based on the belief that every property owner should receive no less than full fair market value for his holdings.

Should you find our offer acceptable, it is requested that both copies of the two enclosed Agreement to Purchase Real Estate be executed by the appropriate individuals indicated and returned to this office as soon as possible. Once this option has been approved by the Board of Directors of Neighborhood Care, Inc., a copy will be forwarded to you for your records and a closing can be arranged. If, however, our offer does not prove acceptable, it would be appreciated if you would advise us in writing, on or before August 30, 1978.

Sincerely,

Ethel E. Watson
Ethel E. Watson
Director

Received for Laura E. Brown
[Signature] 8/16/78

AGREEMENT TO PURCHASE REAL ESTATE

DATE: August 16, 1978

TO: Laura E. Brown

OWNERS

I hereby agree to purchase from you for the sum of \$ 8000, the real estate in Allen county, Indiana, commonly known as 415 Center St. the legal description of which is:

N 1/2 Lot 75 Rockhills second Addition

I WILL PAY SAID SUM OF \$ _____ FOR SAID PROPERTY UPON THE FOLLOWING TERMS: \$ 8000

cash upon delivery to me of a properly executed Warranty Deed for said property. Subject, however, to my ability to obtain within _____ days from the date hereof a _____ mortgage loan upon said property in an amount of not less than \$ _____. Failure to obtain such financing within said period of time shall render this Agreement null, void and of no force and effect, and any earnest money deposited hereunder shall be refunded to me without delay. I agree to make immediate application for such financing.

I shall assume and agree to pay the unpaid balance of an existing mortgage upon said property, which mortgage is held by _____, as Mortgagee the approximate balance of which is \$ _____. At the final closing of this transaction I shall pay to you the balance of the purchase price in cash and will, in addition thereto, reimburse you in cash, for any accumulated escrow funds, upon the proper assignment of same by you to me. At the time of final closing, you shall deliver to me a properly executed Warranty Deed for said property, which shall be subject to the unpaid balance of said mortgage indebtedness.

Payment of the sum of \$ _____, in cash, upon the execution of a land contract acknowledging payment of that sum and calling for the payment of the remainder of the purchase money in monthly payments of not less than \$ _____ dollars per month including _____ % interest, computed Allen County Bar Association form unaltered. plus taxes and insurance. Land Contract to be written upon the

THIS AGREEMENT TO PURCHASE IS MADE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. I shall assume and pay the taxes upon said real estate due and payable the first Monday in NOV (November), 1979, and all subsequent taxes, and I shall assume and pay any assessments upon said real estate for improvements which may become a lien after the date of this Agreement to Purchase.
2. You will furnish a proper, up to date, Certificate of Survey of said real estate showing the dimensions thereof and the location of all improvements located thereon, as of the date hereof.
3. Prior to the execution of the (Warranty Deed) (NOVEMBER 1979) you will furnish, at your expense, a properly prepared abstract of title for said real estate, continued to a date after the date of this Agreement to Purchase, disclosing a marketable title in you. I will have said abstract examined by my attorney and will submit a legal opinion thereon without unreasonable delay. You will have a reasonable time to meet such requirements, if any, as may be necessary to render marketable the title to said real estate according to the Standards of Marketability of Abstracts of Title as adopted by the Allen County Indiana Bar Association.
4. This transaction shall be closed as soon as your title to said real estate meets the necessary legal requirements and I obtain the necessary financing, if any, as hereinabove provided. At said closing, you shall deliver to me a properly executed (Warranty Deed) (NOVEMBER 1979) as hereinabove provided, (conveying) (NOVEMBER 1979) to me said real estate and all improvements thereon in the same condition they now are, usual wear and tear excepted. In this respect you shall assume the risk of loss or damage to said real estate and all improvements thereon until the date of the delivery to me of said (Warranty Deed) (NOVEMBER 1979). In the event said real estate and all improvements thereon cannot be (conveyed) (NOVEMBER 1979) to me in substantially their present condition, usual wear and tear excepted, this agreement, at my election, shall not be binding upon me, and my earnest money deposited hereunder shall be returned to me without delay.
5. Possession of said real estate shall be delivered to me on or before A/C Rents, if any, shall be pro-rated, and insurance shall be (NOVEMBER 1979) (cancelled), as of the date of closing. You will pay all charges for utility services furnished said premises until the possession is surrendered to me.
6. This Agreement to Purchase includes all improvements and permanent fixtures used in connection with said real estate including but not necessarily limited to the following: All electrical, gas, heating and plumbing fixtures, all screens, screen doors, storm windows, shades, venetian blinds, drapery hardware, awnings, attached carpeting, linoleum, radio or television antennae, trees, shrubs, flowers, fences, and
7. I hereby represent that my intended use of the said real estate requires a zoning classification of R 2, if any, now in or on the property, and the same shall be fully paid for and free of all liens and encumbrances, at the time I accept title to said real estate, unless otherwise specified and agreed to by me.
8. I have personally inspected and examined the above property and make this Agreement to Purchase in good faith and all the terms and conditions as stated herein, there being no verbal agreements. If this Agreement to Purchase is accepted by you, it shall be an agreement binding and inuring to the benefit of both you and me, our heirs and personal representatives.
9. I hereby deposit with your Agent, Emehiser Realty & John R. Worthman, the sum of \$ 0, to be used as earnest money in this transaction, and upon your written acceptance of this Agreement to Purchase, I will deposit with your said agent additional earnest money in the sum of \$ 0, all of which earnest money to apply to the cash payment provided for at the time of the closing of this transaction. If this Agreement to Purchase is not accepted in writing to you on or before the 30 day of August, 1978, then the same shall be null, void and of no force and effect, and any earnest money deposited hereunder will be returned to me without delay. If this Agreement to Purchase is accepted by you and I fail to complete this purchase my earnest money shall be forfeited to you as liquidated damages which shall be your sole remedy at law or in equity.

Contingent upon being approved by the governing Body of the City of Fort Wayne,

Buyer: Laura E. Brown
Address: _____
Phone: _____

Buyer: DBA Neighborhood Care, Inc.
Address: _____
Phone: _____

Receipt of Earnest Money: I, _____, Agent for the owners of the property herein described, here acknowledge receipt of earnest money deposit in the sum of \$ _____, made by the above Offeror, to be held by me in escrow according to the terms of the above Agreement to Purchase.

Dated this 16 day of August, 1978 By David Cain

The undersigned, Owners of the property described in the above Agreement to Purchase, hereby accept said Offer and agree to abide by terms and conditions thereof.

Seller: Laura E. Brown
Address: 7232 Alpine Dr.
Phone: Anderson In. 46014
643-5531

Seller: Laura E. Brown
Address: Candler Wells
Phone: Greiner of Atl.

Receipt of Earnest Money: I, _____, Agent for the owners of the property herein described, here acknowledge receipt of earnest money deposit in the sum of \$ _____, made by the above Offeror, to be held by me in escrow according to the terms of the above Agreement to Purchase.

Dated this 12 day of Aug, 1978 By Norman B. E. ...

SUMMARY STATEMENT OF THE BASIS
FOR JUST COMPENSATION

August 16, 1978

415 Center St.

The parcel to be acquired consists of the following described property with the buildings thereon:

N ½ Lot 75 Rockhills second Addition

The real property for which the offer of just compensation was made and which were considered by the appraisers in establishing a fair market value for your property include:

Lot size

Two story

Duplex

1300 sq. ft.

Exterior and interior fair condition

asphalt shingle siding

G F A heat

Lot level with adequate drainage

The fair market value which was approved by Neighborhood Care, Inc is being offered to you is \$ 8000 for the above described property improvements. This amount represents the full amount believed by Neighborhood Care, Inc. to be just compensation for the property. In accordance with state statute, Neighborhood Care, Inc. determination of just compensation is not less than the average of two independent appraisals conducted by competent professional appraisers for the fair market value of the property and is based on an inspection of the property.

In arriving at the acquisition price for any property, Neighborhood Care, Inc., nor the appraiser have reduced or increased the value of the parcel as a result of the area being designated for renewal. Increases or deductions in the value are based solely on physical deterioration.

If there are separately held interests in the property to be acquired, an apportionment of the total just compensation will be made based on Neighborhood Care, Inc. review of the appraisal. any buildings, structures, fixtures, or other improvements comprising part of the real property are the property of a tenant, the compensation for the property, including the property of such tenant shall be apportioned to the tenant and the owner so that the amount apportioned to the tenant's improvements and interest will be the greater of:

1. The fair market value of the tenant's leasehold estate in the property.
2. The amount the tenant's improvements contribute to the fair market value of the real property.
3. The fair market value of the tenant's improvements for removal from real property.

In light of the preceding information, Neighborhood Care, Inc. set the previously stated amount as the acquisition price for the property.

Donald Albersmeyer

REAL ESTATE APPRAISER

4322 CADILLAC DRIVE

FORT WAYNE, IN 46804

REPORT OF APPRAISAL

MADE FOR

LOCATION:

415 CENTER STREET

LEGAL DESCRIPTION: *1/2 LOT 75 ROCKHILLS 2ND*

PURPOSE OF APPRAISAL

To estimate and give an opinion of the fair market value of the property in fee simple as of this date.

"Market Value is defined as the highest price estimated in terms of money which a property will bring if exposed for sale in the open market, allowing a reasonable time to find a purchaser who buys with knowledge of all the uses to which it is adapted and for which it is capable of being used."

OPINION OF VALUE

Appraised Value — Land	\$	<u>2,500</u>
Appraised Value — Improvements	\$	<u>5,700</u>
Estimated Fair Market Value	\$	<u>8,200</u>

ASSUMPTIONS AND LIMITING CONDITIONS

No responsibility is assumed for matters legal in character. It is assumed that the legal description furnished is correct and that the title to the real estate is good and merchantable. Existing liens and encumbrances, if any, have been disregarded in this appraisal, and the property has been appraised as though free and clear.

No responsibility is assumed for the accuracy of information furnished by others, although such information has been confirmed where possible and is believed to be reliable.

Possession of this report does not carry with it the right of publication nor may it be used for any purpose by any one except to whom it is addressed except with the previous written consent of the appraiser and the client. The appraiser shall not be required to give testimony or to appear in any Court by reason of this appraisal without previous arrangements having been made therefor.

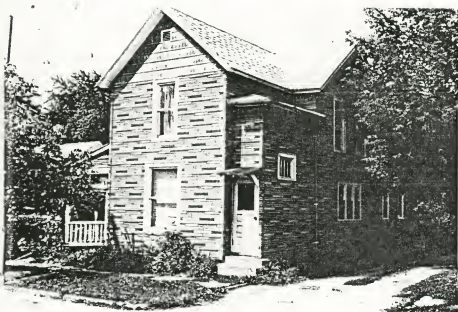
CERTIFICATION

I hereby certify that I have made a personal inspection of this property and an analysis of all the discoverable factors affecting its value. I further certify that I have no present or contemplated future personal interest in the property and that neither the employment to make the appraisal, nor the compensation is contingent on the value of the property.

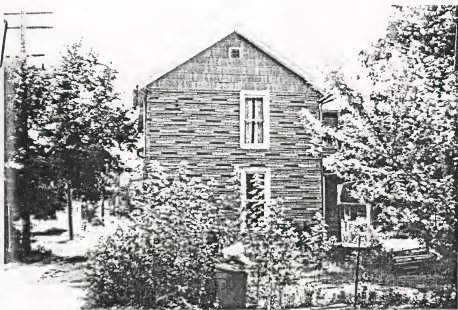
Donald Albersmeyer

DATE *8-8-78*

PROPERTY ADDRESS 415 Center				CITY FT. WAYNE				STATE INDIANA			
<input type="checkbox"/> CENTRAL CITY LIMITS <input type="checkbox"/> ESTABLISHED SUBURBAN <input type="checkbox"/> OUTLYING <input type="checkbox"/> DEVELOPING		DISTANCES TO:	BUS 20th	CHURCH 7th	CENT. BUS. DIST. 3 MI	STORES 6 Bks	GRADE SCHOOL 1 MI	HIGH SCHOOL 2 MI			
NEIGHBORHOOD											
PRICE RANGE OF TYPICAL HOUSES \$ 7000 TO \$ 9000			AGES OF TYPICAL HOUSES 40 TO 70 YRS.			INCOME GROUP OF TYPICAL FAMILIES <input checked="" type="checkbox"/> LOWER <input type="checkbox"/> MEDIUM <input type="checkbox"/> HIGHER					
STREET PAVING <input type="checkbox"/> CONCRETE <input checked="" type="checkbox"/> ASPHALT <input type="checkbox"/> GRAVEL			WATER SYSTEM <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> COMMUNITY <input type="checkbox"/> INDIVIDUAL			SEWER SYSTEM <input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> COMMUNITY <input type="checkbox"/> INDIVIDUAL					
DETRIMENTAL INFLUENCES DETERIORATING AREA											
ANY SPECIAL FAVORABLE INFLUENCES PARK 1 BLOCK AWAY											
OTHER IMPROVEMENTS: <input type="checkbox"/> ALLEY				ZONING OR OTHER PROTECTION R3				NEIGHBORHOOD OCCUPANCY <input checked="" type="checkbox"/> HOMOGENEOUS <input type="checkbox"/> TRANSITIONAL			
<input checked="" type="checkbox"/> CURB <input checked="" type="checkbox"/> SIDEWALK <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRICITY											
LAND USE OTHER THAN SINGLE RESIDENTIAL WITHIN 500 FT., OR BEYOND IF PERTINENT:											
SITE											
DIMENSIONS 50' X 75'		TOPOGRAPHY <input checked="" type="checkbox"/> LEVEL <input type="checkbox"/> SLOPING <input type="checkbox"/> STREET <input checked="" type="checkbox"/> ABOVE		LANDSCAPING <input checked="" type="checkbox"/> NONE <input type="checkbox"/> AVERAGE <input type="checkbox"/> ABOVE AVERAGE							
ROOMS											
LEVEL	FOYER	LIV. RM.	DIN. RM.	DINETTE	KIT.	BEDRMS.	DEN	FAMILY RM.	BATHS	PARTIAL BATHS	UTILITY RM.
BASEMENT											
1st FLOOR		1	1		1	1	1		1		
2nd FLOOR		1			1	1			1		
OTHER ROOMS		TOTAL NUMBER FINISHED ROOMS 7				FAMILY UNITS 2		ROOMS PER UNIT 4			
CONSTRUCTION DETAILS											
ARCHITECTURE 2 STY		WINDOWS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ALUMINUM <input checked="" type="checkbox"/> DOUBLE HUNG <input type="checkbox"/> CASEMENT <input type="checkbox"/> COMB. STORM & SCREENS <input type="checkbox"/> WOOD STORMS & SCREENS				ROOF: <input checked="" type="checkbox"/> ASPHALT SHINGLES <input type="checkbox"/> WOOD SHINGLES <input type="checkbox"/> SLATE <input type="checkbox"/> TAR & GRAVEL <input type="checkbox"/> TILE <input type="checkbox"/> HIP <input checked="" type="checkbox"/> GABLE <input type="checkbox"/> FLAT			INTERIOR FINISH: <input checked="" type="checkbox"/> PLASTER <input type="checkbox"/> DRYWALL <input checked="" type="checkbox"/> SOFTWOOD TRIM <input type="checkbox"/> HARDWOOD TRIM <input type="checkbox"/>		
CONFORMITY											
YEAR BUILT 1928											
YEAR REMODELED											
<input type="checkbox"/> PROPOSED											
CLASS: <input type="checkbox"/> CONVENTIONAL BUILT <input type="checkbox"/> PREFABRICATED		FLOOR CONSTRUCTION: <input type="checkbox"/> CONCRETE SLAB <input type="checkbox"/> CRAWL SPACE <input type="checkbox"/> ONE INCH SUB FLOOR <input type="checkbox"/> PLYWOOD SUB FLOOR <input type="checkbox"/> HARDWOOD FLOOR <input checked="" type="checkbox"/> SOFTWOOD FLOOR <input type="checkbox"/> OAK PARQUET <input type="checkbox"/> ASPHALT TILE <input type="checkbox"/> VINYL ASBESTOS TILE <input checked="" type="checkbox"/> LINOLEUM				BATHROOMS: <input type="checkbox"/> TILE FLOOR () <input type="checkbox"/> TILE WAINSCOT () <input checked="" type="checkbox"/> LINOLEUM FLOOR () <input type="checkbox"/> LINOLEUM WAINSCOT () <input type="checkbox"/> BUILT-IN VANITY () <input type="checkbox"/> SHOWER OVER TUB () <input type="checkbox"/> STALL SHOWER-TILED () FIXTURE QUALITY <input type="checkbox"/> CUSTOM <input checked="" type="checkbox"/> AVERAGE <input type="checkbox"/> LOWER			CAR STORAGE: <input type="checkbox"/> GARAGE <input type="checkbox"/> CARPORT <input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED <input type="checkbox"/> IN BASEMENT <input type="checkbox"/> TWO CAR <input type="checkbox"/> ONE CAR <input type="checkbox"/> OVERHEAD DOOR <input type="checkbox"/> CONCRETE DRIVEWAY <input type="checkbox"/> ASPHALT DRIVEWAY <input type="checkbox"/> GRAVEL DRIVEWAY <input type="checkbox"/> INTERIOR FINISHED <input type="checkbox"/> ELECTRIC DOOR OPENER <input checked="" type="checkbox"/> NONE		
NUMBER OF STORIES: <input type="checkbox"/> ONE <input type="checkbox"/> ONE AND ONE-HALF <input checked="" type="checkbox"/> TWO <input type="checkbox"/> SPLIT LEVEL <input type="checkbox"/>											
FOUNDATION: <input type="checkbox"/> BASEMENT % <input type="checkbox"/> POURED CONCRETE <input type="checkbox"/> CONCRETE BLOCK <input checked="" type="checkbox"/> STONE		HEATING: <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> AIR <input checked="" type="checkbox"/> FORCED <input type="checkbox"/> OIL <input type="checkbox"/> WATER <input type="checkbox"/> GRAVITY <input type="checkbox"/> COAL <input type="checkbox"/> STEAM <input type="checkbox"/> SPACE <input type="checkbox"/> BASEBOARD <input type="checkbox"/> RADIATORS OR CONVECTORS <input type="checkbox"/> RADIANT PANELS <input type="checkbox"/> ELECTRIC				KITCHEN: <input checked="" type="checkbox"/> LINOLEUM FLOOR <input type="checkbox"/> BUILT-IN RANGE & OVEN <input type="checkbox"/> DISHWASHER <input type="checkbox"/> GARBAGE DISPOSAL <input type="checkbox"/> EXHAUST FAN <input type="checkbox"/> WOOD CABINETS <input type="checkbox"/> METAL CABINETS <input type="checkbox"/> TILE COUNTER TOPS <input type="checkbox"/> FORMICA COUNTER TOPS			PORCH: <input checked="" type="checkbox"/> OPEN PORCH <input type="checkbox"/> SCREENED PORCH <input type="checkbox"/> ENCLOSED PORCH <input type="checkbox"/> PATIO		
EXTERIOR WALLS: <input type="checkbox"/> WOOD SIDING <input type="checkbox"/> WOOD SHINGLES <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK VENEER <input type="checkbox"/> CONCRETE <input type="checkbox"/> ALUMINUM <input checked="" type="checkbox"/> 11/16" BRICK		PLUMBING: <input checked="" type="checkbox"/> GALV. IRON <input type="checkbox"/> COPPER <input type="checkbox"/> LEAD <input checked="" type="checkbox"/> WATER HEATER <input type="checkbox"/> WATER SOFTENER							MISCELLANEOUS: <input type="checkbox"/> FIREPLACES () <input type="checkbox"/> ROOF INSULATION <input type="checkbox"/> WALL INSULATION <input type="checkbox"/> CENTRAL AIR-COND. <input type="checkbox"/> CIRCUITS & WIRING ADEQUATE <input type="checkbox"/> ATTIC FAN		



Subject Front View

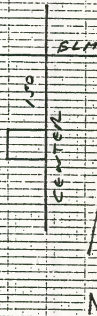
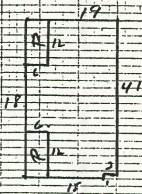


Subject Rear View



Street Scene

Building Sketch



Lot Location Sketch

Additional Comments

415 CENTER
Property Address

Date 8-8-79

Donald Albersmeyer, R.M.
Donald Albersmeyer

DIGEST SHEET

J-78-09-05

TITLE OF ORDINANCE Appropriation OrdinanceDEPARTMENT REQUESTING ORDINANCE C D & P Neighborhood Care, Inc.SYNOPSIS OF ORDINANCE Allow Neighborhood Care, Inc. to purchase property
at 415 Center St.EFFECT OF PASSAGE Neighborhood Care, Inc. would purchase 415 Center St.EFFECT OF NON-PASSAGE Neighborhood Care, Inc. would not purchase 415 Center St.MONEY INVOLVED (Direct Costs, Expenditures, Savings) \$8000.00

ASSIGNED TO COMMITTEE (J.N.) _____

DATE SUBMITTED: August 23, 1978